



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY  
**Caption in Compliance with D.N.J. LBR 9004-1(b)**

Order Filed on August 3, 2018  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Kaitlyn R. Campanile, Esq.  
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*Attorneys for Creditor,*  
The Oaks at North Brunswick Condominium  
Association, Inc.  
File No. CL-2450

Case No.: 17-19412-CMG

Chapter 13

Hon. Christine M. Gravelle, U.S.B.J.

In re:

Allen Middleton,

Debtor.

**CONSENT ORDER ON MOTION FOR RELIEF FROM AUTOMATIC STAY**

The relief set forth on the following page 2 is ORDERED.

DATED: August 3, 2018

A handwritten signature in cursive script, reading "Christine M. Gravelle", is written over a horizontal line.

Honorable Christine M. Gravelle  
United States Bankruptcy Judge

Applicant: The Oaks at North Brunswick Condominium Association, Inc. ("Association")  
Subject Property: 1305 North Oaks Boulevard, North Brunswick, New Jersey  
Applicant's Counsel: Kaitlyn R. Campanile, Esq., Giaimo and Associates, LLC

Debtor: Allen Middleton  
Debtor's Counsel: Kevin de Lyon, Esq., Raymond and Raymond

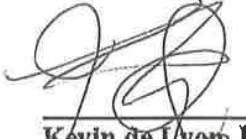
Case No.: 17-19412-CMG  
Caption of Order: CONSENT ORDER ON MOTION FOR RELIEF FROM  
AUTOMATIC STAY

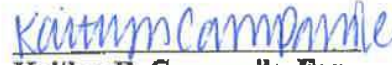
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For good cause shown, it is **ORDERED** that:

1. The parties entered into a Consent Order on or about April 19, 2018 regarding the Motion for Relief from Automatic Stay that was filed by Creditor Association on March 5, 2018.
2. Per Paragraph 2 of the Consent Order, the Debtor was to remit payment in monthly installments for the outstanding post-petition maintenance and late fees, and the post-petition legal fees were to become part of the Debtor's Chapter 13 Plan. Per Paragraph 3 of the Consent Order, the Debtor was obligated to submit \$560.00 within seven (7) days of the entry of this Order, followed by monthly payments of \$185.25 by the 15<sup>th</sup> of each month for twelve (12) consecutive months (up to and including April 1, 2019), for total payment of \$2,223.00, representing the post-petition maintenance and late fees arrears as of the Consent Order that was executed on or about April 19, 2018. Additionally, the Debtor was obligated to remit regular future maintenance payments on a timely basis.
3. Per Paragraph 4 of the Consent Order, should the Debtor fail to make any of the arrears payments or maintenance payments within thirty (30) days of the date that the payment is due, the Debtors "agree to execute an additional Consent Order with the Association, vacating the automatic stay as to the collateral, so that the Association will not have to file an additional Motion to Vacate the Automatic Stay at that time."
4. At this time, the Debtor has failed to remit the monthly arrears payments of \$185.25 for each month since entrance of the Consent Order, specifically: May, June, and July 2018. Additionally, the Debtor has failed to remit the monthly maintenance payments of \$337.00 for each month since entrance of the Consent Order, specifically: May, June and July 2018. Thus, the Debtor has defaulted on Debtor's obligations under the terms of the Consent Order, and therefore, the automatic stay is hereby vacated.

The undersigned hereby consent  
To the form and entry of the within Order:

 7/24/18  
Kevin de Lyon, Esq.  
Attorney for Debtor, Allen Middleton

 7/24/18  
Kaitlyn R. Campanile, Esq.  
Attorney for Creditor, The Oaks at North  
Brunswick Condominium Association, Inc.

Certificate of Notice Page 4 of 4  
United States Bankruptcy Court  
District of New Jersey

In re:  
Allen Middleton  
Debtor

Case No. 17-19412-CMG  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Aug 03, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 05, 2018.

db +Allen Middleton, 1305 North Oaks Boulevard, North Brunswick, NJ 08902-2157

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Aug 05, 2018

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 3, 2018 at the address(es) listed below:

Albert Russo docs@russotrustee.com  
Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com  
Eamonn O'Hagan on behalf of Creditor United States of America (Internal Revenue Service)  
eamonn.ohagan@usdoj.gov  
Herbert B. Raymond on behalf of Debtor Allen Middleton bankruptcy123@comcast.net,  
jeff.raymond@comcast.net; raymondmail@comcast.net; carol-raymond@comcast.net; bankruptcyattorneys@comcast.net; herbertraymond@gmail.com; carbonell\_c@hotmail.com; kdelyon.raymond@gmail.com  
Kaitlyn R. Bernaski on behalf of Creditor The Oaks at North Brunswick Condominium Association, Inc. kbernaski@giaimoandassociates.com  
Peter Joseph Rosa, I on behalf of Creditor The Oaks at North Brunswick Condominium Association, Inc. prosa@giaimoandassociates.com  
Robert P. Saltzman on behalf of Creditor Specialized Loan Servicing LLC dnj@pbslaw.org  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov  
William M.E. Powers on behalf of Creditor Wells Fargo Bank, N.A. ecf@powerskirn.com  
William M.E. Powers, III on behalf of Creditor Wells Fargo Bank, N.A. ecf@powerskirn.com  
TOTAL: 10